BK 3671

WARRANTY DEED MADISON TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100---------- DOLLARS ($ 10.00), cash in hand paid by the grantee herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance in the amount of $2,042.66 of a certain indebtedness evidenced by a promissory note dated January 25, 1958, for the original principal amount of $4,000.00 payable to William Jeff Steele, Jr., and wife, Evelyn Irene Steele, at the Bank of Hendersonville, Tennessee, in monthly installments of $45.00 each, including principal and interest at the rate of 6% per annum, beginning February 1, 1958, and secured by a deed of trust executed by Clifton Carter, Jr., and wife, Jean Carter, to E. F. Hurt, Trustee, of record in Book 2686, page 361, Register's Office for Davidson County, Tennessee, (said note now being owned by Joe Winfree and payable at First American National Bank at Madison Tennessee); which said unpaid balance the said grantee does hereby agree to assume and promises to pay, we,

CLIFTON CARTER, JR., AND WIFE, JEAN CARTER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

POE & FERGUSON, INC.,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Being lot No. 26 of Block "C" on the map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for said County. Said lot No. 26 fronts 50 feet on the southerly side of Cherry Street and runs back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Clifton Carter, Jr., and wife, Jean Carter, by deed dated January 25, 1958, from William Jeff Steele, Jr., and wife, Evelyn Irene Steele, of record in Book 2736, page 80, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1360, page 210, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as stated above and taxes for the years 1960, 1961, 1962 and 1963 which have been assumed by the grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 11th day of December, 1963

Clifton Carter Jr. — CLIFTON CARTER, JR.

Jean Carter — JEAN CARTER

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Clifton Carter, Jr., and wife, Jean Carter, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this, the 11th day of December, 1963

Kate A. Cullen
Notary Public

My commission expires: May 1, 1967

WARRANTY DEED

From CLIFTON CARTER, JR., ETUX $10.00

To POE & FERGUSON, INC.

Received for record this 18 day of DEC A.D. 1963 at 9:27 o'clock A.M. and recorded in Book 1671 Page 503 Recording Fee $2.00

Deputy Reg.

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

PG 503